178.0	0007	0031.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,100 / 838,100
					USE VALUE:	838,100 / 838,100
					ASSESSED:	838,100 / 838,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLESKY MELANIE
Owner 2:	DANIELS-COREY CHRISTOPHER
Owner 3:	
Street 1:	119 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FORQUE FORREST E--ETAL -
Owner 2:	SMITH CAMILLE A -
Street 1:	119 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7587.000	378,900	5,900	453,300	838,100
Total Card	0.174	378,900	5,900	453,300	838,100
Total Parcel	0.174	378,900	5,900	453,300	838,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.49 /Parcel: 492.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121068

GIS Ref

GIS Ref

Insp Date 06/23/21

!14034!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,900	5900	7,587.	453,300	838,100		Year end	12/23/2021
2021	101	FV	367,700	900	7,587.	453,300	821,900		Year End Roll	12/10/2020
2020	101	FV	367,700	900	7,587.	453,300	821,900	821,900	Year End Roll	12/18/2019
2019	101	FV	276,700	900	7,587.	453,300	730,900	730,900	Year End Roll	1/3/2019
2018	101	FV	276,700	900	7,587.	382,100	659,700	659,700	Year End Roll	12/20/2017
2017	101	FV	276,700	900	7,587.	349,700	627,300	627,300	Year End Roll	1/3/2017
2016	101	FV	276,700	900	7,587.	297,900	575,500	575,500	Year End	1/4/2016
2015	101	FV	208,300	1000	7,587.	259,000	468,300	468,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:13:06

LAST REV

Date	Time
08/05/21	16:58:46
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14034

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORQUE FORREST	48030-224		8/22/2006		464,800	No	No		
	21338-222		8/1/1991		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	121068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2021	623	Redo Bat	18,000	C				
6/16/2020	651	AbvGrd.	8,000	C				
3/24/2015	732	Renovate	71,500					Remodel kitchen &
2/20/1996	32		3,500					REMODEL BATHS
11/8/1995	659	Manual	9,000					STAIRCASE/RENOVATE

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	Measured	DGM	D Mann
5/26/2015	Permit Insp	PC	PHIL C
10/18/2008	Meas/Inspect	201	PATRIOT
12/20/2006	MLS	MM	Mary M
3/4/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7587		Sq. Ft.	Site		0	70.	0.85	7									453,328						453,300	

Total AC/HA:	0.17417	Total SF/SM:	7587	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 453,328	Spl Credit	Total: 453,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	12	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30834842
Const Adj.:	1.01989794
Adj $ / SQ:	180.142
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424739
Depreciation:	45872
Depreciated Total:	378868

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

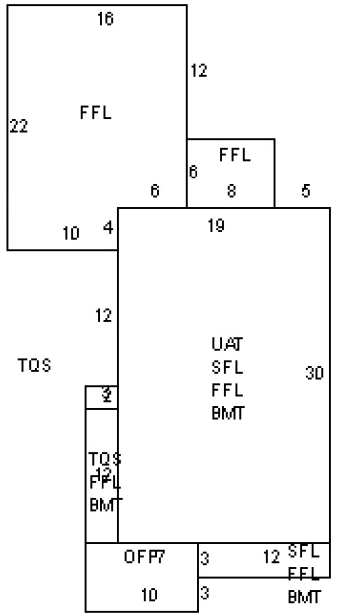
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.14
Special Features:	0	Val/Su Net:	155.35
Final Total:	378900	Val/Su SzAd	237.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,018	180.140	183,384
BMT	Basement	642	54.040	34,695
SFL	Second Floor	545	180.140	98,249
UAT	Upper Attic	143	112.590	16,044
OFP	Open Porch	60	44.880	2,693
TQS	3/4 Story	32	180.140	5,674

Net Sketched Area:	2,439	Total:	340,739
Size Ad	1594.9	Gross Area	2938	FinArea	1702
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0007-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X24	A	AV	2005	3.55	T	11.2	101			900			900
11	Pool-Vinyl	D	Y	1	12X18	A	AV	2020	24.38	T	5	101			5,000			5,000

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900